

AN ORDINANCE 2006 - 01 - 12 - 67

**AMENDING THE OFFICIAL ZONING MAP OF THE CITY
OF SAN ANTONIO BY AMENDING CHAPTER 35, UNIFIED
DEVELOPMENT CODE, SECTION 35-304, OF THE CITY
CODE OF SAN ANTONIO, TEXAS BY CHANGING THE
ZONING DISTRICT BOUNDARY OF CERTAIN PROPERTY.**

* * * * *

WHEREAS, a public hearing was held regarding this amendment to the Official Zoning Map at which time parties in interest and citizens were given an opportunity to be heard; and

WHEREAS, the Zoning Commission has submitted a final report to the City Council regarding this amendment to the Official Zoning Map of the City of San Antonio; **NOW THEREFORE**,

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SAN ANTONIO:

SECTION 1. Chapter 35, Unified Development Code, Section 35-304, Official Zoning Map, of the City Code of San Antonio, Texas is amended by changing the zoning district boundary of 12.45 acres out of NCB 18288 from "R-6" Residential Single-Family District to "R-4" Residential Single-Family District.

SECTION 2. A description of the property is attached as Exhibit "A" and made a part hereof and incorporated herein for all purposes.

SECTION 3. All other provisions of Chapter 35 except those expressly amended by this ordinance shall remain in full force and effect including the penalties for violations as made and provided for in Section 35-491.

SECTION 4. The Director of Development Services shall change the zoning records and maps in accordance with this ordinance and the same shall be available and open to the public for inspection.

SECTION 5. This ordinance shall become effective immediately upon passage if passed by eight or more votes otherwise this ordinance shall become effective January 22, 2006.

PASSED AND APPROVED this 12th day of January, 2006.

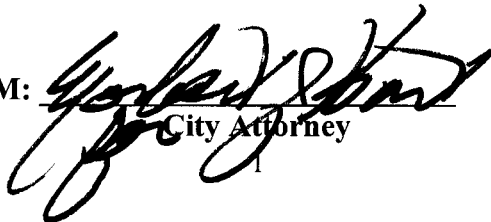

M A Y O R

PHIL HARDBERGER

ATTEST:


City Clerk

APPROVED AS TO FORM:


City Attorney

FIELD NOTES
FOR
12.45 Acre Tract

Being a 12.45 acre tract of land out of the Elizabeth Plunkett Survey No. 72, Abstract No. 573, New City Block 18288, in Bexar County, Texas; said 12.45 acres of land being out of a called 100.435 acre tract recorded in Volume 5879, Page 800, of the Real Property Records of Bexar County, Texas; and also being out of a called 100.351 acre tract in Volume 5879, Page 790, of the Real Property Records of Bexar County, Texas; and being more particularly described by metes and bounds as follows:

COMMENCING at a found ½" rebar found at the east corner of the above mentioned 100.351 acre tract;

THENCE S 66° 05'16" W with the southeast line of said 100.351 acre tract for a distance of 903.90 feet to the POINT of BEGINNING;

THENCE S 66°05'16" W, continuing with the southeast lines of said 100.351 acre tract and the 100.435 acre tract mentioned above for a distance of 914.40 feet to a point;

THENCE through the interior of the 100.435 acre and the 100.351 acre tracts for the following calls:

N 23°54'44" W for a distance of 10.03 feet to a point;

With a tangent curve to the right having a radius of 700.00 feet and a central angle of 86°19'19", the chord bears N 19°14'56" E - 957.67 feet, for a distance of 1054.62 feet to a point;

N 62°24'36" E for a distance of 170.29 feet to a point;

S 27°35'24" E for a distance of 43.00 feet to a point;

N 62°24'36" E for a distance of 86.78 feet to a point;

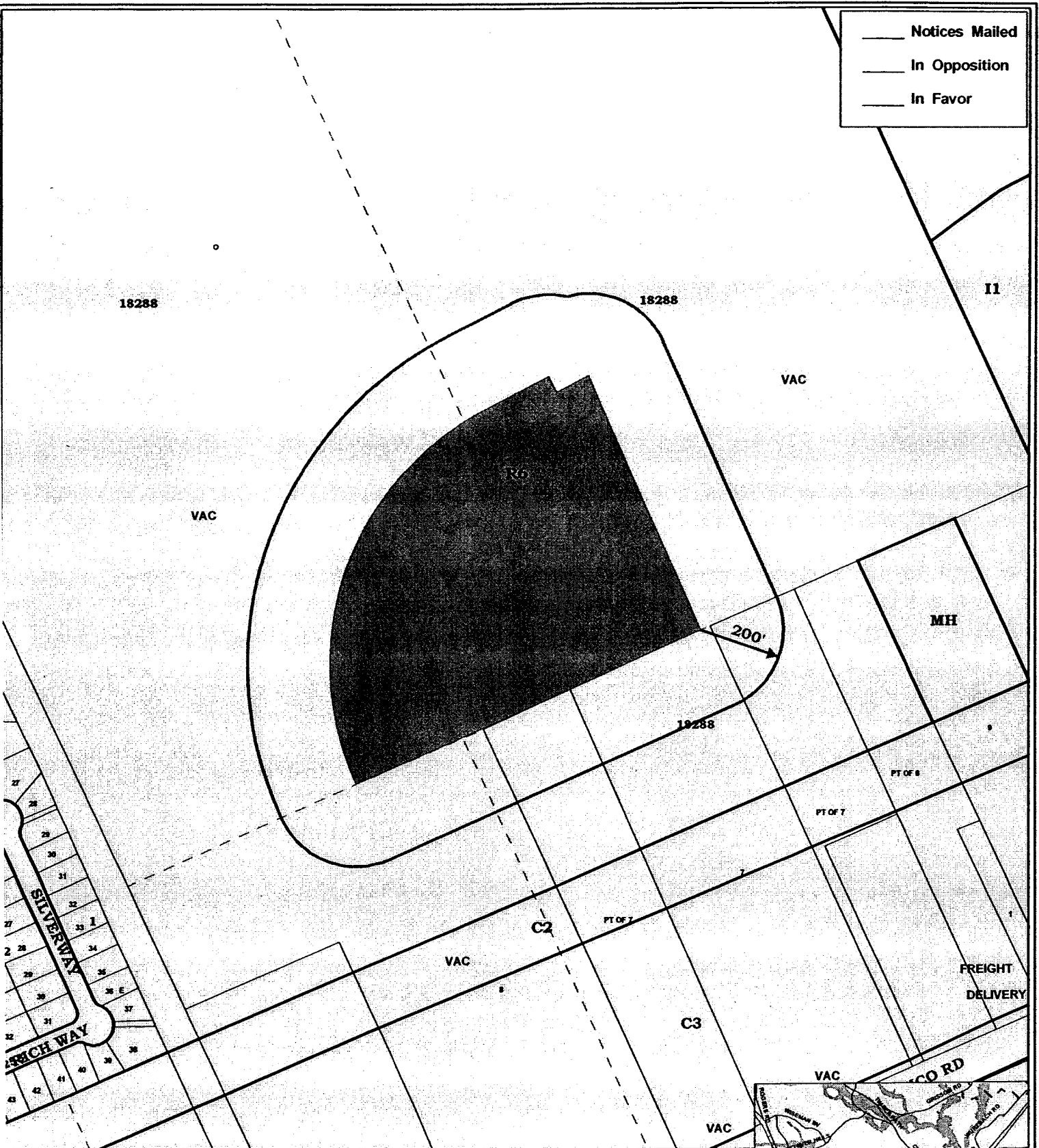
S 23°54'44" E for a distance of 682.17 feet,

To the POINT OF BEGINNING, and containing 12.45 acres of land, more or less.

- Bearings shown are based on the NAD 83 Texas State Plane Coordinate System - South Central Zone obtained by GPS observations.

EXHIBIT A
To Ordinance No. _____
Passed and Approved on
January 12, 2006

_____ Notices Mailed
 _____ In Opposition
 _____ In Favor



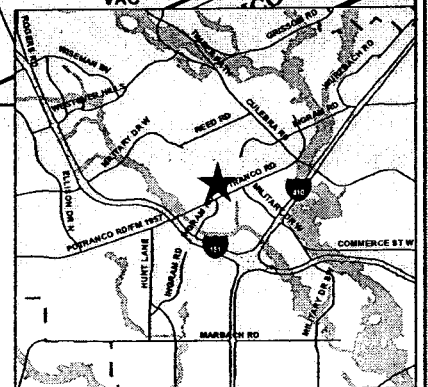
ZONING CASE: Z2005-286

City Council District No. 6
 Requested Zoning Change
 From "R-6" To "R-4"
 Date: January 12, 2006
 Scale: 1" = 300'

■ Subject Property
 ○ 200' Notification



C:\Dec_6_2005



CASE NO: Z2005286

Staff and Zoning Commission Recommendation - City Council

Date: January 12, 2006

Zoning Commission Meeting Date: December 20, 2005

Council District: 6

Ferguson Map: 613 C1

Appeal:

Applicant:	<u>Owner</u>
Regent Community Partners, L.P.	Frank Persyn

Zoning Request: From "R-6" Residential Single-Family District to "R-4" Residential Single-Family District

12.45 acres out of NCB 18288

Property Location: Approximate Northeast Corner of West Military Drive and Potranco Road
8788 Reed Road

Proposal: To provide a variety of housing types in the master-planned subdivision

Neighborhood Association: None

Neighborhood Plan: None

TIA Statement: A Traffic Impact Analysis was submitted with related zoning case Z2005259

Staff Recommendation:

Approval

The requested zone change from "R-6" to "R-4" is in conjunction with a previous case, Zoning Case Z2005259. On November 15, 2005, the Zoning Commission recommended approval for the rezone of 118.94 acres from "R-6" to "R-5." That case will be heard by the City Council on December 15, 2005. This case involves a smaller and undeveloped 12.45 acre portion of the same 185 acre parcel. The remaining acreage not included in either case to date consists of 53.56 acres presently zoned "R-6." Staff is recommending approval, as the proposed zoning is compatible with the surrounding residential neighborhoods and a variety of lot sizes will promote a diversity of housing types and styles.

The applicants are seeking to develop a large single-family development with a variety of lot sizes and housing styles. A change from "R-6" to "R-4" would allow an increase in the number of single-family units of up to 50%.

The city's Major Thoroughfare Plan shows West Military Drive traversing the property and connecting with Southwest Military Drive at Potranco Road. Ingram Road may also be extended through the proposed development.

CASE NO: Z2005286

Staff and Zoning Commission Recommendation - City Council

Zoning Commission Recommendation:

Approval

CASE MANAGER : Matthew Taylor 207-5876

VOTE

FOR	8
AGAINST	0
ABSTAIN	0
RECUSAL	0

Z2005286

ZONING CASE NO. Z2005286 – December 20, 2005

Applicant: Regent Community Partners, L.P.

Zoning Request: "R-6" Residential Single-Family District to "R-4" Residential Single-Family District.

Chad Kerry, 900 Isom, representing the applicant, stated that they propose to develop a variety of housing types in the master planned subdivision.

Staff stated there were 3 notices mailed out to the surrounding property owners, 0 returned in opposition and 0 returned in favor.

Everyone present, for and against having been heard and the results of the written notices having been received, the Chairman declared the public hearing closed.

COMMISSION ACTION

The motion was made by Commissioner Gray and seconded by Commissioner McAden for approval per staff recommendation.

1. Property is located on 12.45 acres out of NCB 18288.
2. There were 3 notices mailed, 0 returned in opposition and 0 in favor.
3. Staff recommends approval.

AYES: Martinez, Robbins, Rodriguez, Sherrill, Avila, Kissling, McAden, Gray

NAYS: None

THE MOTION CARRIED.

RESULTS OF NOTICE FOR COUNCIL HEARING

To be provided at Council hearing.

CITY OF SAN ANTONIO
Development Services Department

Interdepartmental Correspondence Sheet

TO: John Jacks (Planning Manager), Development Services Zoning Division
FROM: Richard W. Chamberlin – DSD – Traffic Impact Analysis and Streets Division
COPIES TO: File
SUBJECT: Persyn-Military MDP, Rezoning of 185-Acres, Level 2 TIA (Z2005xxx)
DATE: October 25, 2005

The Development Services TIA Division has reviewed the Level-2 Traffic Impact Analysis (TIA) for the Persyn-Military MDP, Rezoning of 185-Acres. The analysis is in compliance with TIA Ordinance 91700.


This proposed development is located at the intersection of Military Drive West and future Ingram Road, north of Potranco and east of State Highway 151 in the San Antonio city limits. The 185-acres is currently zoned R-6 Single Family Residential use. The property is proposed to be re-zoned to R-5 Single Family Residential. The property is proposed to be developed into 800 single family homes. The current zoning, R-6 would have generated approximately 6,500 daily vehicle trips. The proposed R-5 development is projected to generate 816 PM peak hour trips, and 7,656 daily vehicle trips, an increase of approximately 1,156 trips per day.

Intersections within the study area are sufficient to handle traffic. Although Potranco is near capacity, this development, whether R-6 or R-5, should not generate the traffic volumes to overload Potranco. All the other major roadways in the study area are sufficient to handle the additional traffic. The following on-site improvements, as well as improvements along the project limits, are necessary and shall be provided by the developer, on and before the completion of the 185-acre tract, at no cost to the City of San Antonio:

- **Reed Road and Star Creek** - The developer shall be responsible providing additional traffic control (when warranted and approved by Public Works – Traffic) at Reed Road and Star Creek, at time of buildout of the MDP if the segment of Ingram Road connecting to Potranco remains undeveloped.
- **Dedication and construction of Military Drive West and Ingram Road** through and to the limits of the MDP. The internal arterials will extend from the existing Military Drive West. Arterial street design parameters consist of 86-feet of ROW and 48-feet of pavement with a 14' median (Table 506-3).

It should be understood that the layout submitted in the TIA is a conceptual plan for re-zoning purposes and therefore this document does not represent an approval for the internal site plan. A detailed review of the MDP will be undertaken when submitted to COSA. Site circulation is important for this proposed development.

Reviewed by:


Richard W. Chamberlin, P.E.
Sr. Engineer
Traffic Impact Analysis & Streets